



## **Arlington Historic District Commissions Final and Approved Minutes**

May 13, 2021 8:00 PM

Conducted by Remote Participation

Commissioners M. Audin, D. Baldwin, C. Barry, M. Bush, B. Cohen, A. Frank Johnson,  
Present: S. Makowka, B. Melofchik, C. Tee, J. Worden

Commissioners N. Aikenhead (submitted resignation tonight)  
Not Present:

Guests: S. Kirby, W. Sterling, J. Raitt, L. Dellanno, A. Wiland, E. Valdes, C. Worthington,  
L. Hildebrandt, R. Murray, A. Rose Cutting

1. **AHDC Meeting Opens 8:00pm**  
**Meeting Started at 8:10pm by S. Makowka, stated for the record that the zoom meeting being recorded until minutes approved.**
2. **Approval of draft minutes from April 8 and April 22, 2021; D. Baldwin moved approval, seconded by C. Barry. Roll call vote: M. Audin-y, D. Baldwin-y, S. Makowka-y, J. Worden-y, B. Melofchik-y, A. Frank Johnson-y, M. Bush-y, C. Tee-y, B. Cohen-y, C. Barry-y. 4/8/21 minutes approved; S. Makowka had a few small changes which were incorporated by C. Greeley. D. Baldwin moved approval of 4/22 minutes with changes proposed, seconded by C. Barry. Roll call vote: M. Audin-y, D. Baldwin-y, S. Makowka-y, J. Worden-y, B. Melofchik-y, A. Frank Johnson-y, M. Bush-y, C. Tee-y, B. Cohen-y, C. Barry-y. 4/22/21 minutes approved .**
3. **Appointment of Alternate Commissioners – Pleasant St. – M. Bush, B. Melofchik (at large D. Baldwin, C. Barry, C. Tee, J. Worden; Pleasant St-Cohen); Jason/Gray - C. Barry recusing himself, C. Tee recusing herself. Appointing M. Bush, B. Melofchik, S. Makowka, and B. Cohen (at large D. Baldwin, J. Worden, Jason/Gray Commissioner is A. Frank Johnson)**
4. **Communications**
  - a. **Neillie Aikenhead resignation (Realtor designee) received – letter needs to go to real estate board for nominee. S. Makowka suggested resolution to thank Nellie for contributions to AHDC and all she has contributed to the town. Worden so moved, seconded by C. Barry. Unanimous approval.**
  - b. **Emails re: 46 Jason Street (Brown) against proposal from neighbors received and added to the record.**
  - c. **S. Makowka received email from Mr. Dunn, our new Central Street Commissioner, for not being able to attend last meeting but will be coming soon.**
  - d. **Application received from B. Cohen for 15 Wellington St. garage doors.**
  - e. **M. Bush had inquiry from 75 Westminster who was interested in revisiting denial of solar panel application**

- f. **B. Cohen visited 137-139 Pleasant Street and they are doing an application and coming in next meeting**
- g. **J. Worden reported that the AHDC's bylaw amendment and resolution on supporting energy efficiency were dealt with and passed at TM**

## **5. New Business**

- a. **Continuation of Formal Hearing for 20 Central Street (Town of Arlington) for signage.** S. Kirby spoke as OPM for Central School Renovation Project, Bill Sterling and Jennifer Raitt also online for hearing. Signage survey of area was done and not much consistency found. Numerous area signs shown. None found for Town Hall, Whittemore Robbins and Library. They have prepared two alternates trying to blend in with the tenor and the coloring on the building. Essentially keeping the granite posts, but removing black swoops on either side and adding colored background (burgundy which matches the branding on other town entities (website)) with white letters and a 2<sup>nd</sup> option with same design but background color is a brick red.

M. Bush said a modular sign such as the one proposed for installation below the main sign would not be historically allowed. Applicant said the individual name panels are to be screwed in place and don't slide in/out as he suggests. M. Bush said he still feels its not appropriate and prefers to have one sign that can be remade because of new tenant then get a new sign.

The Applicant noted that a second item of concern was the type of material – aluminum sandwich panel and alternate material is high density urethane (SF4 sign foam is one manufacturer) and it comes in different thicknesses and densities. What they would suggest if the diebond is not able to be approved. Probably 15lb 1" thick high density urethane panel that would have sign painted on it. They are worried about budget on project. B. Cohen said she likes the burgundy color because it ties into some other things that relate to the town. The substrate doesn't matter to her and she's ok with the aluminum – top part of sign is fine and she's not thrilled with the bottom part of the sign. D. Baldwin agrees with B. Cohen's comments. J. Worden asked if any reason why lettering is not centered on the sign – it's off to the left and balanced by the logo. B. Cohen said centered would not look right.

B. Cohen moved approval of the proposal as presented for the burgundy sign proposal without black letters (all white lettering) and aluminum substrate and no slats at the bottom -- the names to be painted on the sign (or vinyl lettered). Seconded by D. Baldwin for discussion. J. Raitt asked for clarification. One solid lower "tenant" sign instead of proposed slats – when a tenant turns over they scrape off the vinyl letters and put a new one on. Okay to have this lower sign panel be separately attached to posts. W. Sterling clarified that it's okay to have two separate pieces - one being maroon and another being black for the tenant names. The signs would be anchored on the sides to the granite posts. B. Cohen changed her motion to specifically accept the two separate signs. B. Cohen's clarified that her motion was for upperpart of sign to be burgundy and lower part to be a single sign with the list of tenants anchored separately to the posts. Re-seconded by D. Baldwin. Roll call vote: B. Cohen-y, B. Melofchik-y, J. Worden-y, C. Tee-y, C. Barry-y, D. Baldwin-y, M. Bush-y. S. Makowka clarified that the other small signs contained in the application are approved as part of the motion as well as part of vote. Motion passes 7-0.

- b. **Continuation of Formal Hearing for 251 Pleasant St. (Worthington) for fence installation.** C. Worthington gave update on project. They reached out to several fence contractors but they no-showed. They are proposing at this point to not do a full perimeter fence. Side view of house shown – small fence by the garbage cans and at front of house on front right side of house – fence to go around back of house to existing fence (kind of seen in back) and seen in the front. All fence would be located behind the front façade of the house. He doesn't have details yet on exactly what they will be using. S. Makowka noted that the revised proposal meets the criteria of a rear yard fence and is exempted under our regulations, so no formal hearing is required because it is behind the main façade of the building. A CONA will be issued on receipt of revised plans. Applicant will send an email withdrawing original application.
- c. **Formal Hearing for 46 Jason Street (Brown) for raised garden bed.** L. Hildebrandt and Autumn live in the building and propose a raised garden bed – 4 feet x 8 feet. Constructed bed and then found out about the changed guidelines about raised garden beds and Jessie Brown made application and they have since painted it – top part is actually same paint on the shutters and they have set it where proposed to have it and highest point on the box is 17" and because the ground slopes it is 13" above the ground. Original application had 2 alternate locations – this one is preferred location. The exposed wood inside will be covering by fill. Applicant's presented 3 photos with box shown were presented. This is under the 18" which we like, but pushing it back 4' from the walk.

D. Baldwin feels turning it the 90 degrees (location 2 on original application) and putting it behind the stump is appropriate. Applicant noted that roots at that location would require a lot more work on their part. M. Bush said they might not be aware that having stumps removed is relatively inexpensive (maybe around \$200). He would strongly encourage removal of the stump (it's called stump grinding) and would be a very easy procedure. He also talked about raised beds and gave a quick synopsis with pictures of raised beds and he wanted to add that raised beds are more commonly used in areas of clay soil, but it is his assertion that if an applicant wanted to put a mounded bed in their front yard it would be their right and adding boards to make it neater shouldn't be a problem. For example, the garden at 79 Crescent Hill was shown and, in his mind, there is a pretty thin difference between 46 Jason's garden bed and 79 Crescent Hill gardens. B. Cohen said the Victorians were fond of raised beds and they put them all over the place including their front yards. S. Makowka said, in his mind, a low narrow bed and turned might diminish the impact on the visibility. S. Makowka also responded to some written comments received, saying that unfortunately HDC doesn't have jurisdiction to demand anything be kept in good shape or removed. The Applicant added this is a temporary structure and not permanent and will be removed if it deteriorates.

B. Cohen moved to accept the garden bed at the location option presented which has the long side parallel to façade of house and positioned behind the stump. M. Bush suggested that stump be enclosed in the bed or be in front of the bed. B. Cohen modified her motion to include that language. Motion seconded by A. Johnson. D. Baldwin reiterated that grinding the stump is an option and that the house being renovated behind is having stumps ground so there is an opportunity to save money. Roll Call Vote: J. Worden – n, D. Baldwin – y, B. Cohen – y, A. Frank Johnson – y, B. Melofchik – y, S. Makowka – y, M. Bush – y; Motion passes 6-1.

- d. **Informal Hearing for 137-139 Pleasant Street (Weiland) on potential projects planned by new homeowner.** Ari Weiland and Hope gave presentation. Stairwell between 2<sup>nd</sup> and 3<sup>rd</sup> story has 5'2" ceiling height and they want to raise ceiling and it requires adding a dormer to the roofline. Windows on 3<sup>rd</sup> floor (hallway, bathroom, 3 bedrooms with 1 window in each room) and windows not up to code for egress. Also want to build outdoor deck on garage at rear of house. Pg. 8 is of most interest. Looking to modify to match other dormers already there with hipped gables and looking to get update. Window style using same size by different way to get the required egress. North side would have larger windows in the back and on last side the bathroom doesn't need to be changed. Not much backyard and garage is really the "backyard space" and they are hoping to have a deck on top of the garage to have some "semi-private" back yard space. M. Bush said casement windows will work better for egress purposes, but C. Barry said he doesn't think that casements are appropriate in a HD since it's a nontraditional sort of casement vs double hung windows. It was suggested that maybe a casement with a cross bar add on would work to mimic the look of double hung windows on the 3<sup>rd</sup> floor.

Applicant is also looking to take roof off garage and build up to existing height of the current deck and extend to be over the garage as one large deck from house.

Discussion whether this will pass muster with the building dept. or need a variance or anything else to build as proposed. M. Bush advised them to consider that the drawings appear to suggest architect is planning to salvage cinder block wall because in 20 years it will likely need to be replaced. The Applicant clarified that the current drawings show a shed dormer but they might want to go for a hip dormer to match the rest of the dormers. They will be coming in for formal hearing on 5/27.

- e. **Discussion on discontinuation of Harvey True-Channel windows and specifically windows in our HD.** – Not enough time – will be discussed at future meeting

## 6. Old Business

- a. **Avon Place and Central Street Historic District vacant commissioner seats** – Central filled but now Realtor seat is open once again – letter to Mass Real Estate Board to be sent again.
- b. **Report from Streetscape sub-committee** – no report
- c. **Modification of Design Guidelines (Fiberglass Gutters and Raised Beds/Planters) and Warrant Article Submission.** S. Makowka circulated the changes made by M. Bush and asked for approval as submitted subject to approval by the Attorney General. Consensus was it is fine to go ahead. Motion to approve by C. Barry, seconded by D. Baldwin – D. Baldwin-y, J. Worden-y, C. Barry-y, A. Frank Johnson-y, B. Melofchik-y, C. Tee-y, M. Bush-y, S. Makowka-y – unanimous approval to publish revised Design Guidelines.

## 7. Review of projects – No Update

8. **Meeting Adjourns – D. Baldwin moved to adjourn. Seconded by M. Bush unanimous approval to adjourn with affirmative roll call.**